



CHARLOTTE COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for  
PLANNED DEVELOPMENT REZONING

Date Received: 5/24/12	Time Received:
Date of Log-in: 6/26/12	Petition #: Z-12-06-07
Receipt #: 88839	Accela #: R2-12-00001
	Amount Paid: 4,540.00

1. PARTIES TO THE APPLICATION

Name of Applicant: Calusa Green, LLC

Mailing Address: 1801 Shreve Street, Suite 112

City: Punta Gorda

State: FL

Zip Code: 33950

Phone Number:

Fax Number:

Email Address:

Name of Agent: Geri L. Waksler; Berntsson, Ittersagen, Gunderson, Waksler & Wideikis, LLP

Mailing Address: 18401 Murdock Circle, Suite C

City: Port Charlotte

State: FL

Zip Code: 33948

Phone Number: (941) 627-1000

Fax Number: (941) 255-0684

Email Address: gwaksler@bigwlaw.com

Name of Engineer/Surveyor: Gary Bayne; Southwest Engineering & Design/Todd Rebol; Banks Engineering

Mailing Address: 660 Charlotte Street, Suite 8/12653 SW County Road 769, Suite B

City: Punta Gorda/Lake Suzy

State: FL

Zip Code: 33950/34269

Phone Number: (941) 637-1149/(941) 625-1165

Fax Number:

Email Address: gbayne@sedfl.com/trebol@bankseng.com

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):  
Calusa Growers LC

Mailing Address: PO Box 8188

City: Melrose Park

State: IL

Zip Code: 60161

Phone Number

Fax Number:

Email Address:

## 2. PROPERTY INFORMATION

If more than one account number exists, attach a separate sheet listing all information required by this section

Property Account #: 402718100001		
Section: 18	Township: 40 South	Range: 27 East
Parcel/Lot #:	Block #:	Subdivision:
Total acreage or square feet of the property: 661.0 ± Acres		

## 3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

## 4. PROOF OF LAND OWNERSHIP: Provide the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

## 5. NOTARIZED AUTHORIZATION:

- If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- If an agent is submitting the application for the applicant – authorization from the applicant is required – use Form B, attached.

## 6. RESTRICTIONS: Provide a copy of any covenants, easements or restrictions that have been recorded for the subject site.

## 7. EXISTING LAND USE DESIGNATIONS

Future Land Use Map (FLUM) designation(s)	Acreage
Agriculture	553.90±
Zoning District(s)	Acreage
Agriculture (AE)	553.90±

## 8. APPLICANT'S PROPOSED CHANGE(S):

**If the proposed change involves an increase in density, which of the Receiving Zone criteria does the property meet, or would this be an exemption consistent with a Revitalization Plan?**  
 Rezoning to Planned Development to allow for construction and operation of a Class A landfill and ancillary industries.

## 9. REASON FOR PROPOSED CHANGE(S):

All new solid waste management facilities must be rezoned to PD pursuant to Sec. 1-12-107(a) of the Charlotte County Code Ordinances.

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**10. CURRENT LAND USE OF SUBJECT PROPERTY** (example: house, vacant land, barn, etc.):  
Orchards Groves, Citrus, etc.

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**11. SURROUNDING LAND USES:**

North: Agriculture (AG)

South: Agriculture (AG)

East: Agriculture (AG)

West: Agriculture (AG)

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**12. ENVIRONMENTAL ASSESSMENT:**

- Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
  - Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
  - Locations of listed flora and fauna species, if present.
  - If any wetlands are identified on site, provide a survey showing delineations of any wetlands, acreages, and the wetland Category (ENV Policy 3.1.3) under which they fall.
  - If the property is adjacent to any Federal, State, or County wildlife management areas, parks, preserves or reserves, supply a science-based analysis of possible impacts to the environmental resources of these lands and the manner in which these impacts can be eliminated. Where elimination is not possible, the analysis shall detail how these impacts can be reduced and mitigated.

**13. INFRASTRUCTURE:**

**A. Roadway**

- i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):

Neal Road and Chiquita Drive (Private Access Roads), Bermont Rd/CR 74

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- ii. *Traffic Impact Analysis*: This study must be authored by a registered professional engineer in the State of Florida. Provide a study showing the impacts development of the subject site would have on the surrounding roadway network. Where traffic impacts reduce LOS below 'D' provide a proportionate fair share assessment for impacted roadways.

- *Hurricane Evacuation Study*: For any property that is even partially located in a Coastal High Hazard Area, or which generates trips wherein the majority of those trips would utilize a roadway that runs through a Coastal High Hazard Area, a *Hurricane Evacuation Study*